

APPROVED 11-12-13
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, October 7, 2013 at the Mildred A. Wakeley Community & Recreation Center, 7 Linsley Street, in the Gymnasium at 7:00 PM.

MEMBERS PRESENT:

Vern E. Carlson, Chairman
James J. Giulietti
Curtis D. Andrews, Sr., Secretary
Theresa Ranciato-Viele
Ronald D. Penton
Richard E. Wilson, Alternate
Edward M. Homa, Alternate
Mary Jane Mulligan, Alternate

MEMBERS ABSENT: None

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Mary Lee Rydzewski, Public Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:03 p.m. and introduced the Commissioners, alternates and town staff. Then Mr. Carlson stated that application #P13-21 has been withdrawn by the applicant, and asked if there were any other changes to the agenda. Mr. Fredricksen, Land Use Administrator, stated that there were none.

PUBLIC HEARING:

1. #P13-21 Continuation of the Application of Bernard Pellegrino, Esquire, Applicant, proposed amendment to the North Haven Zoning Regulations, to add Section 5.2.1.61, Recycling Center – Transfer Station. The proposed amendment is on file in the Land Use Office and the Office of the Town Clerk.

This application has been withdrawn by the applicant.

SITE PLAN:

Mr. Giulietti recused himself from this application and Mr. Wilson sat.

2. #P13-24 Continuation of the Site Plan Application of Raymond J. Akoury, dba Commercial Design Builders, LLC, Applicant, CT Autoquest & James Shea & Nicholas Merola, Owners, relative to 238 Quinnipiac Avenue and 63 Montowese Avenue, (Map 17, Lots 3 & 4). Plan Entitled: Proposed Site Plan, 238 Quinnipiac Avenue & 63 Montowese Avenue, North Haven, Connecticut. Prepared by John Paul Garcia and Associates, P.C. Dated 6-6-13. Scale: 1" = 20'. IL-30 Zoning District.

Mr. John Paul Garcia of John Paul Garcia and Associates continued presenting the application intended to permit the construction of a new two story building with an approximately 6,400 square feet first floor proposed for retail use and an approximately 3,400 square feet second floor proposed for office use.

Sidewalks are proposed along all street frontages, a request has been made to provide sidewalks 4' in width rather than the customary 5' width. The developer has submitted a parking study performed by VN Engineers concluding that 31 spaces would be adequate for the site. The use of this building will be office only. The Commission asked questions and Mr. Garcia responded.

OTHER: None

CHANGE OF USE:

- 140 Washington Avenue

Mr. Paul Amento, applicant, presented the Change of Use from service to retail, gold buyers. The Commission asked questions and Mr. Amento and Mr. Fredricksen responded.

Mr. Giulietti moved to approve the change of use from service to retail; Mr. Penton seconded the motion. The Commission voted as follows:

Carlson – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye Penton – aye

DELIBERATION SESSION:

Mr. Andrews moved to go into deliberations; Mr. Penton seconded the motion. All were in favor.

SITE PLAN:

2. #P13-24 Continuation of the Site Plan Application of Raymond J. Akoury, dba Commercial Design Builders, LLC, Applicant, CT Autoquest & James Shea & Nicholas Merola, Owners, relative to 238 Quinnipiac Avenue and 63 Montowese Avenue.

Mr. Penton moved to approve the application; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Andrews – aye Ranciato-Viele – aye Penton – aye Wilson - aye

The application was approved with appropriate conditions.

INFORMAL PRESENTATION: None

EXTENSIONS: None

BONDS:

#P05-07, 6 Devine Street

Mr. Giulietti moved to release the entire bond for application #P05-07, 6 Devine Street, in the amount of \$250,000.00; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye Penton – aye

#P92-105, 2 Broadway

Mr. Andrews moved to release the entire bond for application #P92-105, 2 Broadway, in the amount of \$10,000.00; Mr. Penton seconded the motion. The Commission voted as follows:

Carlson – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye Penton – aye

#P11- 27, 2 Broadway

Mr. Giulietti moved to reduce the bond for application #P11-27, 2 Broadway, from \$90,000.00 to \$1,000.00; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye Penton – aye

CORRESPONDENCE: - Cease & Desist Orders – (12 total)
- Hamden Economic Development Corporation
- New Haven City Plan Department
- ZEO Report

Mr. Giulietti and Mrs. Ranciato-Viele requested updates regarding Cease & Desist Orders from Art Hausman, Zoning Enforcement Officer, and the Town Attorney.

MINUTES:

September 9, 2013

Mr. Giulietti moved to approve the September 9, 2013 minutes; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye Penton – aye

ADJOURN:

There being no further business, Mr. Penton moved to adjourn; Mr. Andrews seconded the motion. The meeting was adjourned at 7:43 PM.